From:	Danny Mapili - WPD-C
To:	Joshua Hill
Cc:	Edwin Lopacki - WPIB; Mark Stadsklev - WPRA; Hallie Futterman - WPIA
Subject:	Fwd: GS-11B-30168 - FERC TI Project - Command Center
Date:	Thursday, April 14, 2016 10:28:46 AM

Josh,
Please see below and advise.

Thanks

---------- Forwarded message ----------
From: **Tracey D. Dickens** <tdickens@ucpmanagement.com>
Date: Tuesday, April 12, 2016
Subject: GS-11B-30168 - FERC TI Project - Command Center
To: Danny Mapili - GSA <danny.mapili@gsa.gov>, Tony Lopacki - GSA <tony.lopacki@gsa.gov>
Cc: Steve Braesch <sbraesch@sgrinvestments.com>, Deborah Perry <dperry@ucpmanagement.com>, Chris Ruschaupt - CBRE <Chris.Ruschaupt@cbre.com>, Thomas Gregory - P+W <Thomas.Gregory@perkinswill.com>, Jareb Ketay - GHT <jketay@ghtltd.com>, Tim Hutchens - CBRE <tim.hutchens@cbre.com>, Timothy Lenahan - CBRE <Timothy.Lenahan@cbre.com>

Hi Danny,

Lessor wanted to follow up on recent inquiries by FERC during TI meetings. FERC has requested that a manual override switch for the building's HVAC system be installed in the 3rd floor command center.

As discussed last summer, Lessor will not approve the installation of such a device for the entire building in the 3rd floor command center. An alternative solution that Lessor is willing to entertain would be the installation of a manual switch for the fresh air intakes serving the Lobby, 1st and 2nd floors only. This limited shut down option would need to be designed and work would need to be performed by Boland (vendor responsible for the building's HVAC system) once mutually acceptable operational and liability agreements were executed by and between Lessor and GSA.

Please review and advise how GSA/FERC would like to proceed.

Thanks,

Tracey D. Dickens, LEED AP O+M

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From: Steve Braesch [mailto:SBraesch@SGRInvestments.com]
Sent: Thursday, January 14, 2016 8:45 AM
To: Chris Ruschaupt - CBRE <Chris.Ruschaupt@cbre.com>; Danny Mapili - GSA <danny.mapili@gsa.gov>; Thomas.Gregory@perkinswill.com
Cc: Tracey D. Dickens <tdickens@ucpmanagement.com>; Deborah Perry <dperry@ucpmanagement.com>
Subject: SM & W Reports-Base Building Considerations

All,

Landlord has reviewed SM & W's Program Requirement Reports issued in December 2015. There are some assumptions throughout the reports that require clarification. Please note the following items for discussion with GSA and FERC:

Security

Page 5 - ACMS Section - Indicates that all security equipment be provided with a minimum of 5 minute back-up power before the emergency generator circuits are online. Please clarify which generator is being referenced here. The base building generator was designed to provide back-up emergency power for code-required, life-safety systems in the building. The Landlord has not authorized, nor does FERC have the right to connect any tenant equipment to the base building emergency generator. Is FERC considering installing a separate backup generator for tenant use?

Page 6 - Alarm Monitoring Section - Discusses that door alarm points include roof access and utility areas. The roof and utility areas, including mechanical rooms, electrical rooms and elevator machine rooms, are not part of the leased space and are under the control of the Landlord. Door alarm points should not include access to these areas.

Page 7 - Cameras and Emergency/Blue-Light Phones - Please indicate which systems are existing vs. new. Landlord recommends a review of these systems and related responsibility and liability issues.

Pages 8-9 - Security Control Section - The section assumes that the console operator will have the ability to remotely override the AHU operation. The console operator will not have the ability to shut down or remotely override the AHU operation. Is there a specific situation that GSA / FERC feel needs to be addressed here?

Pages 10-11 - Security Equipment Section - 1) Some security equipment is shown to be installed in the base building electrical, mechanical or elevator machine rooms. Tenant equipment can only be installed or housed in base building locations with prior Landlord approval and solely at the Landlord's discretion. 2) Use of the base building emergency generator is again addressed here. Tenant should not assume any access to base building

emergency power. 3) Location and methods for installation of exterior conduits is subject to Landlord's approval.

IT Infrastructure

Page 5 - MTER Section - Discusses the MTER (Main Telecommunications Equipment Room) having its own power panel that is tied-into the emergency generator. See page 5 ACMS section reply above concerning emergency generator.

Page 8 - Existing TR Section - Mentions space allocation for equipment associated with a Building Management System (BMS). FERC does not have a BMS system currently. FERC should consider their own environmental and system monitoring system to maintain network integrity.

Page 8 - Report assumes any TR rooms (or other technical rooms for that matter) should be designed for 200 pounds per square foot loading. Unless this capacity currently exists at the location of technical equipment, the weights of any equipment that will be concentrated on a slab would need to be evaluated by a licensed structural engineer and if additional support is required, installed as part of the renovation project, subject to Landlord review and approval.

Page 9 - Existing TR Section - See emergency generator comments in ACMS section above.

After discussing the reports with Chris and Tom, it was suggested that a joint meeting be held with FERC, UCP / CBRE, GSA and SM & W / P + W prior to any design and engineering of the new systems to ensure that all parties are on the same page as it relates to code treatments, access, maintenance, etc.

Chris will coordinate this meeting.

Thanks,

Steve Braesch

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Thx,
Danny Mapili
Sent from GSA Gmail Mobile